

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Regular Meeting, September 15, 2011 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse  
Vice Chairwoman Lucienne L.Cote  
Commissioner Charles C. Baldelli  
Commissioner Gerard Frappier  
Commissioner Normand Laliberte – arrived at 4:32  
Commissioner Janet Lemieux  
Commissioner Gerard Remillard

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Attorney Howard Croll

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2. Good and Welfare for the Audience - None
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3. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of August 18, 2011. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Cote.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Lemieux  
Commissioner Remillard

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4. Chairman Lahousse asked for a motion to approve the bills paid for the month of August 2011. A motion was made by Vice Chairwoman Cote and Commissioner Baldelli.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Lemieux  
Commissioner Remillard

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5. Communications and Interest of the Authority

Chairman Lahousse asked for a motion to receive and place on file the Communications and Interest of the Authority, A-C. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

Commissioner Baldelli offered congratulations to the Director, Deputy and staff for receiving High Performer status from HUD, and asked that the information be relayed to the local media. The Chairman commented that he was pleased with the outcome of the latest Albert Brien issue, but regrets that the Housing Authority must continue to spend fees to resolve such issues. The Executive Director agreed. The Director also echoed Commissioner Baldelli’s sentiments regarding the High Performer ranking. Regarding the Brien issue, Attorney Croll commented that the law provides for anyone to bring forth whatever they want.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier

Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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6a. Report of the Secretary

Chairman Lahousse asked for a motion to approve and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Vice Chairwoman Cote.

The Director submitted his report as written, highlighting the strong financial standing of the Woonsocket Housing Authority. The Director commented on the Resident Advisory Board meeting that was attended by Andrew Daniels from Mapplan Associates. The Redevelopment Plan and the Annual and Five Year Plans were presented and were well received. Next month before the Board will be a request to rescind the demo/dispo plan and to enact a Redevelopment Plan. At this month's RI Executive Director's meeting, the Director made contact with Greg Byrne who he feels may be very instrumental in assisting the WHA in going forward with the Redevelopment Plan at Veteran's Memorial. The Director stated that HUD is looking to do something different; to eliminate public housing and issue Section 8 vouchers. HUD is putting together a pilot program and he asked Mr. Byrne if the WHA could be a part of that program with Veteran's Memorial. Mr. Byrne will be in touch with the Director. There was some further discussion about the future of public housing. Commissioner Baldelli relayed information he received at a PHADA seminar in Washington, DC from HUD Secretary Donovan who said that HUD is looking to recoup all reserves from public housing authorities that are not specifically earmarked for specific projects. Deputy Speel assured the Board that all WHA reserves are earmarked. The Director explained under new business that he will be requesting the authority to enter into negotiations (for hourly rates and specific expectations) with the law firms that have been chosen as those the WHA would like to do business with, and to sign contracts with those firms.

Commissioner Laliberte asked to take the motion out of order. Commissioner Frappier seconded the motion.

Attorney Croll recused himself.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse

Vice Chairwoman Cote

Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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Under New Business, Chairman Lahousse asked for a motion to grant the Executive Director the authority to enter into negotiations with the chosen law firms, Items B, C, D and E. A motion was made by Commissioner Laliberte and was seconded by Commissioner Frappier.

Commissioner Lemieux asked if the Board would vote on the contracts next month. The Director said no, he already has made his recommendations to the Board; he now is asking for the authority to negotiate the rates and specifics with each of these firms. He is looking for the authority to negotiate the contracts and to conclude the contracts. Commissioner Lemieux questioned the Board's need to approve the contracts. The Deputy explained that the Board has already voted on these contracts with the approval of the budget; the Director is the contract officer and responsible for negotiating the details of the contracts.

Commissioner Baldelli motioned to move the question. Commissioner Laliberte seconded.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

Commissioner Baldelli motioned to accept the Director's request to negotiate and finalize the legal contracts. Vice Chairwoman Cote seconded the motion.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte

Commissioner Lemieux

Commissioner Remillard

Chairman Lahousse asked for a motion to revert to the regular order of the meeting. Commissioner Laliberte made the motion and Commissioner Baldelli seconded the motion.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

Chairman Lahousse asked for a roll call for the Executive Director’s report. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

Attorney Croll returned.

6b. Report of the Deputy Director

Chairman Lahousse asked for a motion to approval and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Laliberte and was seconded by Vice Chairwoman Cote.

The Deputy submitted his report as written. He discussed the RFP for 30 tenant-based vouchers. The Deputy also detailed the intent for all operating reserves, by project. The reserves are all earmarked for safety and code issues. The Deputy commented that the WHA's Emergency Response Plan worked well during Tropical Storm Irene; the generators kicked in and operated the high-rises without a problem, and the overhead electric work that has been completed saved the WHA from months' worth of potential repairs.

The Executive Director commented that he has received an offer of \$927,000 for the remaining scattered site units. He is awaiting approval of that offer from HUD Boston. The units would be used for homeless Veterans if possible; if not project-based vouchers for the general public.

Commissioner Laliberte asked about the assisted living project. The Deputy said the plan has been submitted to the state Fire Marshal and we are awaiting his response. There was some discussion about the plans and details.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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6c. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Vice Chairwoman Cote and was seconded by Commissioner Laliberte.

Commissioner Baldelli asked about the process when a Section 8 property does not pass inspection. The Director explained that if the violations are not corrected, the WHA pulls the voucher.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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7. Report of Committees -None
8. Unfinished Business – None
9. New Business

A. Chairman Lahousse asked for a motion to approve Resolution #1092:  
Authorizing the Woonsocket Housing Authority to Write Off Uncollectible  
Debts of the Section 8 Department. A motion was made by Commissioner  
Frappier and seconded by Commissioner Laliberte.

Commissioner Baldelli expressed some confusion regarding the Section 8  
Department operations. The Director offered to have the head of that  
department meet with the Commissioner for an overview. Commissioner  
Baldelli accepted the offer.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

Items B, C, D, E were addressed out of order.

- F. Chairman Lahousse asked for a motion to approve the revised Personnel Policy. A motion was made by Commissioner Laliberte and seconded by Commissioner Baldelli.

Commissioner Baldelli addressed the issue of suitable alternative employment for someone who is out on Workers' Compensation for an extended period of time. There was some discussion and a request for additional information from the attorney. Commissioner Baldelli also commented on the Hatch Act section in the Personnel Policy. There was some further discussion among the Board members.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Laliberte, seconded by Vice-Chairwoman Cote at 5:32 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director